

## Homebuyer Assistance Program Changes at a Glance

DESCRIPTION OF CHANGES	APPLICABLE	EFFECTIVE DATE
HOME funds cannot exceed 95 percent of the area median purchase price for single family housing, as determined by HUD.	Houston Homebuyer Assistance and Houston HOPE	8/24/2013
Sales Price Maximum <b>\$136,000 Existing Homes and \$195,000 New Construction</b>	Houston Homebuyer Assistance and Houston HOPE	8/24/2013
The HAP will only provide the minimal level of financial assistance necessary to assist eligible homebuyers to acquire an eligible affordable housing unit.	Houston Homebuyer Assistance, Houston HOPE & Workforce Housing	8/24/2013
The minimum HAP investment is no less than \$1,000.00. The current maximum investment is capped at \$30,000.00 based on need. Note maximum amount is subject to change.	Houston Homebuyer Assistance, Houston HOPE & Workforce Housing	8/24/2013
The HAP deferred loan amount (zero interest) is based on HCDD's subsidy layering analysis.	Houston Homebuyer Assistance, Houston HOPE & Workforce Housing	8/24/2013
All Applicant(s) are required to invest a minimum of \$500 and have a minimum of \$1,000 in reserves.	Houston Homebuyer Assistance, Houston HOPE & Workforce Housing	Existing Policy
Maximum Available "Liquid" Assets <b>\$25,000.00</b>	Houston Homebuyer Assistance, Houston HOPE & Workforce Housing	10/18/2013
All Applicants are required to provide a detailed household budget indicating financial resources and the ability to sustain housing with their new mortgage.	Houston Homebuyer Assistance, Houston HOPE & Workforce Housing	8/24/2013
Applicant(s) with "Liquid" Assets equal to 6 to 11 months of mortgage reserves will be required to invest no less than 3 % of the sales price.	Houston Homebuyer Assistance, Houston HOPE & Workforce Housing	8/24/2013
Applicant(s) with "Liquid" Assets equaling more than 11 months of mortgage reserves may require an additional investment by the applicant equal to 1/2 of HCDD's subsidy calculation.	Houston Homebuyer Assistance, Houston HOPE & Workforce Housing	8/24/2013
The HAP requires applicants to disclose assets supported with valid documentation. Applications will be denied for failing to fully disclose all assets.	Houston Homebuyer Assistance, Houston HOPE & Workforce Housing	Existing Policy
Financial penalties for early withdrawals and/or liquidating account(s) are the responsibility of the applicant(s).	Houston Homebuyer Assistance, Houston HOPE & Workforce Housing	Existing Policy
No Hardship withdrawal(s) are required by the HAP.	Houston Homebuyer Assistance, Houston HOPE & Workforce Housing	Existing Policy
The Subsidy Layering Analysis uses 25% of the sales price or appraised value, whichever is the least; less concessions.	Houston Homebuyer Assistance, Houston HOPE & Workforce Housing	8/24/2013
Home Service Warranties are not considered a concession and HCDD strongly recommends applicants to purchase additional coverage for all properties not covered under a similar warranty.	Houston Homebuyer Assistance, Houston HOPE & Workforce Housing	10/01/2013
The revised HAP Recapture provisions requires HAP to recapture the entire amount of the direct HOME subsidy provided to the homebuyer should the property be sold during the Affordability Period before the homebuyer receives a return.	Houston Homebuyer Assistance, Houston HOPE & Workforce Housing	10/01/2013